



THE
A-TEAM

**RE/MAX
FIRST**

1116 LAKE WAPTA Place, Calgary T2J2P5

MLS®#: **A2133163** Area: **Lake Bonavista** Listing Date: **05/21/24** List Price: **\$1,339,800**
 Status: **Active** County: **Calgary** Change: **-\$60k, 10-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1969**
Lot Information
 Lot Sz Ar: **7,028 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,641**
 Low Sqft:
 Ttl Sqft: **1,641**

DOM

35
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Landscaped,Private**
 Park Feat: **Alley Access,Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer,Wine Refrigerator**
 Int Feat: **Bar,Beamed Ceilings,High Ceilings,Kitchen Island,Quartz Counters,Storage,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`2" x 18`5"	Dining Room	Main	9`1" x 18`11"
Kitchen	Main	13`7" x 21`2"	Bedroom - Primary	Main	13`7" x 10`11"
4pc Ensuite bath	Main	5`9" x 11`4"	Bedroom	Main	13`6" x 8`11"
Bedroom	Main	13`6" x 9`10"	4pc Bathroom	Main	7`0" x 11`0"
Game Room	Basement	24`5" x 19`4"	Laundry	Basement	9`11" x 10`8"
Bedroom	Basement	12`10" x 10`11"	3pc Bathroom	Basement	9`1" x 4`11"
Furnace/Utility Room	Basement	12`7" x 11`10"	Exercise Room	Basement	12`7" x 20`7"

Title: **Fee Simple**
 Legal Desc: **5942JK**

Zoning: **R-C1**

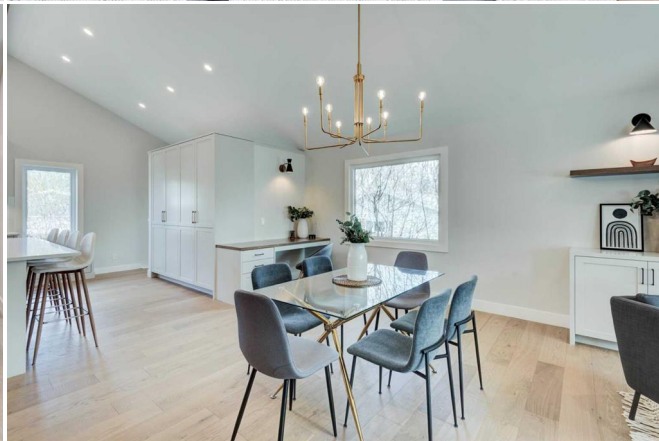
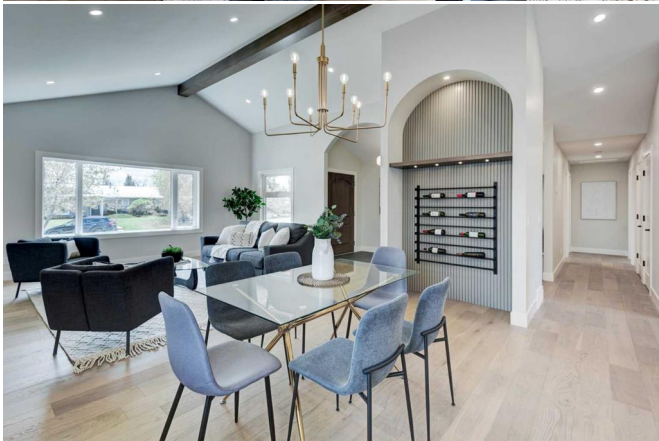
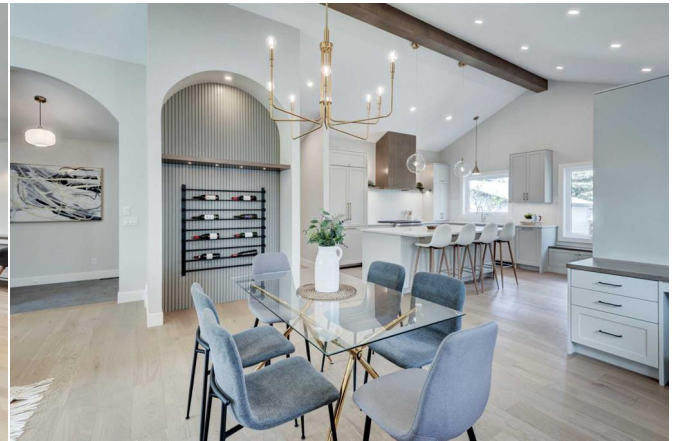
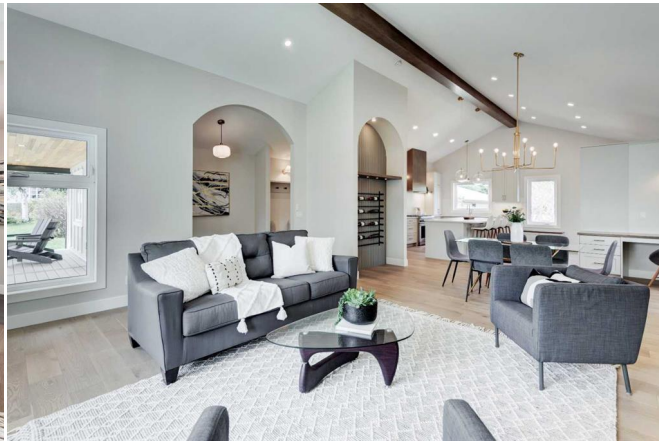
Remarks

Pub Rmks: **Completely redesigned, this stunning Lake Bonavista showhome offers nearly 3000 sq. ft. of curated living space. Tidy gardens and mature trees that frame the front of the house, where Hardie panel board and batten siding immediately showcases the quality of the renovation - every inch of the exterior is new. A covered front porch has a quaint feel emphasized by cedar soffit that invites relaxation. Inside, the foyer features attractive built-ins for outerwear storage. The living area is set around a fireplace in a custom hearth with built-ins to either side. 14-foot vaulted ceilings draw the eyes up, where exposed beams and perfectly placed lighting set a tone of airy elegance while wide plank European Oak floors add a beautiful warmth. Big windows bring in tons of natural light, and highlights include a built-in desk and a feature wall in the dining room with accent lighting for your wine collection. The handcrafted kitchen's sleek minimalist design creates a stylish, gourmet oasis. Site-finished cabinetry includes a custom-panel dishwasher and French door refrigerator, while under-cabinet lighting and quartz counters enhance the upscale ambiance. Dacor appliances are luxury selections, with a six-burner dual-fuel range making a statement beneath a bespoke range hood. An expansive eat-up island with hidden storage and a pantry with custom pull-outs finish the space. Down the hall, the serene primary bedroom features a walk-in closet and a spa-like ensuite with a dual vanity, a beautifully tiled shower with two showerheads and a bench, and a towel warmer. Both secondary bedrooms are big and bright, with generous closets. The main bathroom is well-appointed with an oak vanity, dual sinks, and chic black accents. The basement is curated to elevate your living experience with a dedicated gym, a rec area with a dry bar, and a beautiful laundry room with a new LG stacked laundry unit. Another bedroom and bathroom complete this level. This home was completely stripped down and reframed, and the fully permitted remodel included roof trusses, plumbing, insulation, and all exterior and interior elements. Functional upgrades include a Lennox Elite Series furnace and A/C unit and a new hot water tank as well as 200-amp service. Outside, the large yard is secluded with mature trees and foliage. The revamped garage has an electric vehicle-ready subpanel and is insulated and drywalled, with room to park a car behind it or pull in the RV to load up for camping. Located on a whisper-quiet cul-de-sac, the home is steps from green space with playgrounds, sports fields, and off-leash areas. Local schools and The Promenade at Lake Bonavista, offering lake access, shopping, and dining, are within walking distance. The community provides easy access to Anderson Road, MacLeod Trail, and Deerfoot Trail for convenient commuting and outings. Don't miss this incredible home!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







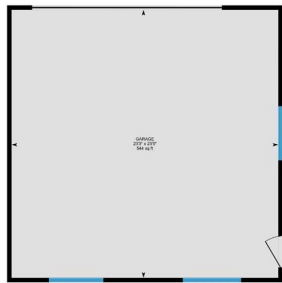






1116 Lake Wapta PI SE, Calgary, AB

Detached Garage Exterior Area 579.08 sq ft
Interior Area 544.47 sq ft



0 2 4 ft

PREPARED: 2024/05/17

White regions are excluded from total floor area in OSQIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1116 Lake Wapta PI SE, Calgary, AB

Main Floor Exterior Area 1641.07 sq ft
Interior Area 1549.39 sq ft



0 4 8 ft

PREPARED: 2024/05/17

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1116 Lake Wapta PI SE, Calgary, AB

Basement (Below Grade) Exterior Area 1397.32 sq ft
Interior Area 1261.00 sq ft



0 4 8 ft

PREPARED: 2024/05/17

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